

CITY OF LEWISTON
SPECIAL PLANNING BOARD MEETING MINUTES
for February 21, 2006

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5: 01 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, John Racine, Tom Truchon, Jim Horn, Jonathan Earle, and Roger Philippon. **Associate Members Present:** Tom Peters and Ron Chartier.

S **Member Absent:** Steve Morgan.

S **Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Lincoln Jeffers, Assistant to the City Administrator.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff distributed a letter from Performance Technology, dated 10/28/04, regarding an amendment to the Water's Edge Subdivision.

MOTION: by **Tom Peters**, second by **Jim Horn** that the Planning Board accept the correspondence to be discussed at the appropriate time.

VOTED: 6-0 (Passed).

IV. OTHER BUSINESS:

A. Disposition of City-owned property at 424 River Road. Assistant to the City Administrator, Lincoln Jeffers, made a brief presentation.

Jeff Gosselin noted that he and Tom Truchon were recusing themselves from this item. John Racine was appointed Chair for this item.

Tom Peters had questions regarding access to the lot and noted a typographical error on Page No. 3 of the Sales Agreement.

John Racine questioned what the end use of the property would be. Lincoln Jeffers explained that Estes Trucking is currently interested in the property. They would build a terminal on a portion of the property after the City land is acquired by Gendron.

Since there was no public in attendance for this item, therefore, the following motion was made.

MOTION: by **Tom Peters**, second by **Jim Horn** that the Planning Board send a favorable recommendation to the City Council to dispose of the City-owned property at 424 River Road. Tom Peters spoke in favor of the disposition, per the conditions of the Sales Agreement, that the typographical error be corrected on Page No. 3 of the Sales Agreement, and that the City Administrator make specific note and calendar to act upon the City's ability to buy back the property within 45 days of said 24 month expiration from the closing dated, as referenced in the contract, and that if the City chooses to exercise this decision that it will not be missed based upon failure to note on a calendar.

VOTED: 6-0 (Passed).

B. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board.

1. The Board discussed the possibility of moving meetings to a start time of 5:30 PM. Staff would look into scheduling and discuss this at the next meeting.

2. Staff discussed a proposed "de minimus" change to one of the phosphorus building envelopes within the Water's Edge Subdivision. Reference was made to the Performance Technology letter dated 10/28/04 and a revised Subdivision Plan provided by Dean Celani. The change would add 75' of depth to Mr. Celani's lot. The Board agreed to handle this proposal as a "de minimus" change; however, future amendments involving the envelopes would need to be taken into consideration of all

previous amendments and speak to the overall phosphorus calculation within the subdivision. Staff indicated that a letter would be prepared to notify all current property owners of the importance of development remaining within the envelopes and the Board's position on future amendments.

V. READING OF THE MINUTES: *Reading of the Draft Minutes for the January 24, 2006 Planning Board Meeting.*

The following motion was made:

MOTION: by **Tom Peters**, second by **Roger Phillipon** that the Planning Board accepts the Planning Board Minutes dated January 24, 2006, as submitted.

VOTED: 7-0 (*Passed*).

VI. ADJOURNMENT: This meeting adjourned at 5:30 p.m. The next regularly scheduled Planning Board Meeting is for Monday, February 27, 2006.

Respectfully submitted,

Steven Morgan, Planning Board Secretary

DMC:dmc\C:\MyDocuments\Planbrd\Minutes\PB022106SpMtgMin.doc

The City of Lewiston does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, sex, age, physical or mental disability, veteran status, or inability to speak English. For more information about this policy, contact or call Compliance Officer Mike Paradis at (V) 207-784-5753, (TTY) 207-784-5999, or email mparadis@ci.lewiston.me.us.

